

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 13, 2020**, at **3:00 p.m.**, in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were: Ron Bartcher; Brian Woltz; Brian Hodgers; Ben Glover; Mark Wadsworth; Joe Buchanan; Bruce Moia; Peter Filiberto; and Dane Theodore.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Eden Bentley, County Attorney; George Ritchie, Planner III; Paul Body, Planner II; Jeanne Allen, Environmental Specialist I; and Jennifer Jones, Special Projects Coordinator.

Mark Wadsworth introduced new members Joe Buchanan, District 4; and Brian Woltz, District 1. Mr. Wadsworth also recognized the resignation Rochelle Lawandales and thanked her for her service to the Planning and Zoning Board. Bruce Moia stated Ms. Lawandales had a wealth of knowledge as a planner and she will be missed on the board.

Chair and Vice Chair Nominations

Peter Filiberto nominated Mark Wadsworth for Chair. Brian Hodgers seconded the nomination. Hearing no other nominations, Mr. Wadsworth accepted the nomination.

Mr. Wadsworth called for a vote on the nominations and it passed unanimously.

Bruce Moia nominated Peter Filiberto as Vice Chair. Ben Glover seconded the nomination. Hearing no other nominations, Mr. Filiberto accepted the nomination.

Mr. Wadsworth called for a vote on the nominations and it passed unanimously.

Approval of the November 4, 2019, Minutes

Motion by Bruce Moia, seconded by Brian Hodgers, approve the minutes of November 4, 2019. The motion passed unanimously.

1. Zamira and Gezim Doci (Andi Doci)

A request for a change of zoning classification from RU-1-7 (Single-Family Residential) to RU-2-12 (Medium Density Multi-Family Residential). The property is 0.18 acres, located on the north side of Atlantic Avenue, approximately 0.40 mile west of Highway A1A. (159 Atlantic Avenue, Indialantic) (Tax Account 2716189) (19PZ00124) (District 5)

Andi Doci, 159 Atlantic Avenue, Indialantic, stated he and his parents originally planned on eventually applying to the Planning and Zoning Board in hopes that the rezoning gets granted. He said the plan that has been modified to a single-family can be modified back to a duplex. He noted the dimensions of the property will remain the same, and from the outside nothing will change. He stated any concern that it might decrease property values is a fake claim, and whether built as a single home or a duplex, it will only increase property values because it is known that a duplex is always more valuable than a single-family home, and a duplex will always yield higher money when sold because the rent is manageable and more families can afford half a home than a single home. He said the capacity for bathroom seems to be a concern for some neighbors because they think the septic system might be overloaded, but it's not going to increase. He said the four bathrooms that are there currently will remain, and there will be two bathrooms on one side and two on the other. He stated the only change

will be that they will have to add another water meter and electrical meter, make the divisive wall between the two doors, and add another laundry, which is already planned. He stated the houses to the east and west have setback violations by at least 10 feet, and another house on the street has a variance for a pool that is within the setback. He stated his neighbors are concerned about his house lowering the property values, but their properties have already lowered the values, and any investment in the neighborhood will increase value.

Gezim Doci stated the duplex will be for him and his family, but it's better for him to have a separate kitchen.

Andi Doci stated because they have wonderful neighbors, they might move out and rent the house, but at 3,000 square feet, no one is going to pay \$4,500 a month, but if it is separated they would be close to that amount as if renting it as one. He pointed out that if changed to a duplex, the tax will automatically be higher, so the County will benefit from the higher tax, and if they rent it the tax will be higher because it's a rental.

Ron Vesser, 163 Atlantic Avenue, Indialantic, stated he lives on the west side of the subject property and he has some real concerns. He said he doesn't recall if the Doci's applied for a duplex or not, but he feels it is a mis-representation of what the property originally should have been. He said the Doci's also have bought a second lot on Atlantic Avenue and he's concerned about another duplex and another situation where they apply for a single-family and then try to get a multi-family unit. He said multi-family rental housing has a negative effect on single-family home values. He noted that the property in question lacks proper setbacks, plumbing, electrical, and septic specifications for multi-family use. He stated a multi-family rental property will have a substantially larger noise and traffic impact on the neighbors' quality of life. He said the current setbacks were intended for a single-family home and he strongly opposes any kind of variance. Atlantic Avenue doesn't have sewer, storm drains, or sidewalks, and duplexes with more traffic is not healthy for the environmental impact it will have on the street, not to mention public safety vehicles will be compromised in their ability to access Atlantic Avenue. He said the Doci's were granted a building permit for a single-family residence, and the request to already convert the zoning immediately after its completion brings into question whether the Doci's mis-represented their ultimate attempt and were less than transparent with the zoning process. He stated it was brought to his attention that the septic sign-off letter was never submitted to the Building Department, and he doesn't know if the septic system currently in place is legal and certified. He noted there are also two full kitchens in the home, and they have built what looks like a duplex but they did not apply for a permit for a duplex. He distributed letters to the board from other neighbors on Atlantic Avenue. (The letters can be found in file 19PZ00124, located in the Planning and Development Department.)

Jim Baker, 158 Atlantic Avenue, Indialantic, stated he lives across the street from the Doci's and just invested \$400,000 in a single-family home with an advanced aerobic septic system. He said the thing about an aerobic septic system in a single-family home is that it is one system, but in a duplex, someone lives on one side and someone lives on the other, and there is no control as to how many people can live in them and that overwhelms a septic system. He stated a duplex doesn't go with the street's atmosphere, it's not what the street was intended for, and the Canova Beach community was never designed for any kind of multi-family units. He concluded by saying he is opposed to the rezoning request and he hopes the Doci's withdraw their application.

Karen Holloway Adkins, 141 Atlantic Avenue, Indialantic, stated it appears the house was built as though it was going to be a duplex, there's no garages, the space on either side of the house is consumed with driveway areas except for the septic system, and there has already been some parking issues. She said contention with your neighbors is never a good way to start because they are a close-knit family on Atlantic Avenue. She stated when the large home was being built it came to everyone's attention that it was obviously set up for two families, as though it was a duplex.

Christine Britton, 2980 Ericusa Lane, Indialantic, stated she also thinks the house was built as a duplex because both sides look exactly the same; it has two driveways, and they both have a walk-up to a double door, but if you walk inside the double door you can see two doors that already exist, so it's pretty much already a duplex. She said her concern is that they've been less than transparent and it will set a precedent for the future.

Nancy Sowerbutts, 160 Atlantic Avenue, Indialantic, stated she feels the same as her neighbors, and she is concerned about short-term rentals in addition to everything that's already been mentioned.

Mr. Doci stated Atlantic Avenue is a dead-end street, so there's no additional traffic besides people going to their homes, and there's an average of one car every 15 minutes that passes by. He said people are concerned about rentals when they rent themselves. He acknowledged there was a mistake with the septic system because the builder had all the paperwork, but the County made a mistake, and it has been corrected. He said he could rent to five families and they can all live in one single-family residence, but he cannot do that financially. He said the neighbors are jealous, and the only one who can come close to their \$500,000 investment is Mr. Baker who has the \$400,000 house, but his pool is in the setbacks. He said he is planning to invest more, but Mr. Baker is not, and it's just jealousy. He stated their plan was clearly stated in the Building Department, and he said they planned to build as fast as possible with no obstacles and eventually turn it from a duplex to a single so that eventually they can re-apply and try to get a duplex. He said staff can testify that he stated the house was not a duplex, and they were going to build it as single-family with plans to get a duplex, whether it gets approved or not. He stated the septic system will not be overloaded because they have other rental properties in New York and they charge a lot more for additional people that renters want to add. He said Ms. Sowerbutts, at 160 Atlantic Avenue currently rents and she is concerned how he does business, which is nobody's business.

Dane Theodore stated if the board approves the upgraded zoning, it's required that they have a connection to a centralized sewer system, and asked how they would get around that requirement.

Jeffrey Ball replied the Comprehensive Plan requires central water and that they connect to central sewer. As far as staff's research, central sewer is not available, and the only way to get around that is if the Board of County Commissioners waive that requirement.

Bruce Moia stated the property is clearly single-family zoning in the entire area; there's no multi-family zoning anywhere near the subject property except at the very corner abutting a State road, which is a major collector road, which makes more sense. He said the building permit application clearly states it's for a single-family residence. The property is 8,000 square feet, and even on City water the normal requirement is for one-quarter acre to have septic; this is over 2,000 square feet less than one-quarter acre, and to have two families on it would mean having a septic system on a 4,000 square foot lot. He said he knows where multi-family has been historically, and this isn't the area. He agrees with the residents that this is not appropriate, and if the applicants wanted to build multi-family

they should have asked for this a long time ago; he's not sure it would have been approved, but it should have been asked for before if that was the intent, because it is clearly single-family residential and it has been for a very long time.

Ben Glover stated he agrees with the residents and he doesn't see this being multi-family at all. He said he doesn't like that they built it to look like a duplex and now they're trying to find a loophole.

Peter Filiberto stated there's a difference between short term rentals and long-term rentals, and the residents were talking about long-term rentals, but the applicant seems to be talking about short-term rentals. He said he doesn't want to set a precedence for a duplex in the area and he feels it will put a strain on utilities.

Motion by Peter Filiberto, seconded by Bruce Moia, to deny the request for a change of zoning classification from RU-1-7 to RU-2-12. The motion passed unanimously.

2. Timothy and Rebecca Reaves

A request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Residential 1:2.5 to Residential 1. The property is 2 acres, located on the south side of Richey Road, approximately 0.12 mile west of U.S. 1. (No assigned address. In the Mims area) (19PZ00126) (Tax Account 2000310) (District 1)

3. Timothy and Rebecca Reaves

A request for a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential). The property is 2 acres, located on the south side of Richey Road, approximately 0.12 mile west of U.S. 1. (No assigned address. In the Mims area) (19PZ00127) (Tax Account 2000310) (District 1)

Rebecca Reaves, 3860 Richey Road, Mims, stated they purchased the two-acre property in 2017 as a pasture. She explained that the previous owner, Peggy Conner, acquired the property in 1985 when a neighbor asked her to buy his two-acre parcel, and he was to sell an acre back to her so that it was a buildable lot. Unbeknownst to Ms. Conner, he sold his property and never offered her back the acre. She reached out to the new owners, but they had no interest in selling her back an acre. She said they can't do anything with the land unless they are able to rezone. She noted that starting at the southwest end of Richey Road, the lot sizes go from 1.69 acres, then 1.85 acres, to 2.02, to 2.2, to 2.65, and the next three are 2.97 acres, with the exception of theirs. She stated one parcel over is a one-acre lot that was zoned BU-1 and a brand new house was just built on it, and two blocks north of them RR-1 property.

She stated one of the objection letters she received is from the Mock's, who back up to the south end of her property, and they are concerned that if she builds a home they will have problems with water intrusion. She explained that any new home will be built to code and lot drainage will be approved by the County, so there should not be an issue with water intrusion. She pointed out there is almost three acres between the back portion of her property and where Mr. Mock's house is situated. She noted she has provided affidavits from the next-door neighbors and surrounding neighbors that support her, and she submitted a letter from Peggy Conner confirming how she acquired the property and why it was divided the way it was.

Ron Bartcher asked Ms. Reaves if she has any plans to build more than one residence on the lot. Ms. Reaves replied no. Mr. Bartcher asked if she would be willing to enter into a binding development plan stating such. Ms. Reaves replied yes.

Mr. Bartcher stated his concern is that the residents of Mims want to keep that a rural area, and one house on 2.5 acres is what they would like to see. He said one house on 2 acres versus 2.5 is not a significant change; however, if she were to subdivide into two lots, that would be a significant change. Ms. Reaves stated they absolutely will not subdivide, they just want to be able to build a house on it.

Peter Filiberto asked what is on the property currently. Ms. Reaves replied horses are currently on the property.

Wayne Mock, 3900 Richy Road, Mims, stated he lives across the street from the subject property. He stated there is a building boom in Mims and the County is letting people build houses four feet off the ground and he's currently in a soup bowl because of it, and he is opposed to further development on Richy Road.

Sabrina Jeffers, 4020 Richy Road, Mims, stated she doesn't want more homes on Richy Road, and they moved there because they liked the room. She said all of the new houses are being built up so much that the County can't handle the water runoff as it is; they've always had problems in heavy rains and hurricanes, and they can't get the County to clean out the ditches properly. She stated she's lived there for 21 years and the more homes that are built the more it's going to impact those who have been there for many years. She noted there are several properties that are for sale on that Richy Road, and that's going to open the door for someone to split lots and build more houses. She said she doesn't want it; she likes it the way it is; and she's very much opposed. She asked the board to not put more stress on the properties, as the whole area was designed to be room for people. She said Ms. Reaves knew when she purchased the property that it was unbuildable.

Mr. Bartcher stated the Mims Small Area Study group wanted to keep that area rural, and if someone were to buy a 2.5-acre lot and try to split it, he would certainly oppose it, but he doesn't think that's a concern. He said as far as the water, everyone has water problems. He stated he sees no reason to deny the request, and he would rather approve it with the condition that there only be one house built on the two acres.

Bruce Moia stated he doesn't think this board has ever denied someone the right to build a single-family home on a lot that large, no matter where it was. He understands the area is not well drained or well planned, so there are those issues. He said a binding development plan runs with the land, so even if she sells the property, the future owners could not split the lot.

Motion by Ron Bartcher, seconded by Bruce Moia, to approve the Small Scale Plan Amendment to change the Future Land Use designation from Residential 1:2.5 to Residential 1. The vote was unanimous.

Motion by Ron Bartcher, seconded by Bruce Moia, to approve the change of zoning classification from AU to RR-1, with a BDP limited to one single-family residence.

4. Charles and Lindsey Michell

A change of zoning classification from GU (General Use) to AU (Agricultural Residential). The property is 2.38 acres, located at 5430 Florida Palm Avenue, Cocoa. (19PZ00132) (Tax Account 2314035)

Charles Michell, 5430 Florida Palm Avenue, Cocoa, stated he would like to rezone so his kids can have cows and horses.

Bruce Moia stated the property is 2.38 acres, and asked if that will be an issue because the Future Land Use designation is Residential 1:2.5. Jeffrey Ball replied no, because it is a nonconforming lot of record.

Ron Bartcher asked if Mr. Michell understands what a nonconforming lot is. Mr. Michell asked for clarification on nonconforming lots of record.

Jeffrey Ball explained a nonconforming lot of record means the lot has a configuration that preceded the current regulation for the zoning classification. The code allows for a property owner to rezone properties that are under that configuration.

Paul Body further explained that the property is in Canaveral Groves, and at one time the GU zoning classification required one acre, but in 1975 it changed from one acre to five acres. So, it's nonconforming to the size requirements. The code allows someone to rezone property as long as it's a nonconforming lot and consistent with the Comprehensive Plan, and AU is consistent. He noted the applicant still has to meet the requirements of setbacks for all structures in the AU zoning.

Motion by Bruce Moia, seconded by Ben Glover, to approve the change of zoning classification from GU to AU. The vote was unanimous.

5. Robert and Donna Murico

A change of zoning classification from GU (General Use) to AU (Agricultural Residential). The property is 2.35 acres, located at 6820 Cherven Avenue, Cocoa. (19PZ00133) (Tax Account 2403118) (District 1)

Motion by Bruce Moia, seconded by Peter Filiberto, to table the item to the end of the agenda as the applicant failed to appear.

6. John Vogt

A change of zoning classification from RU-1-7 (Single-Family Residential) and TR-1 (Single-Family Mobile Home) to AU(L) (Agricultural Residential, Low-Intensity). The property is 3.20 acres, located on the east side of Palm Street, approximately 245 feet south of Magoon Avenue (No assigned address. In the Mims area.) (19PZ00134) (Tax Accounts 2002584, 2002585, 2002587, 2003161, 2002586, 2003162, 2002593, 3020704) (District 1)

John Vogt, 7215 Milton Avenue, Cocoa, stated he'd like to build a barn on the south end of the property, and in a year or so build a house on the north end, and put a pond between the two. He said all of his neighbors seem to be in favor of it, and he only wants one house and a barn.

Hal Jurka, 5940 Magnolia Street, Mims, stated his property adjoins Mr. Vogt's property, and there's been some issues already with excessive noise from the subject property. He stated at times, Mr.

Vogt has used the property as a racetrack for all terrain vehicles; they kicked up a lot of dust, and the noise was unbearable, forcing he and his wife inside. He further stated Mr. Vogt is using his property for storage of a large motor home and travel trailer and it seems they will have a permanent home there, and the proposed construction of a barn will continue to make the property a storage lot, which is not compatible with the residential neighborhood. He said Mr. Vogt recently had a portion of Pine Street vacated in order to construct a single-family residence, but now that's no longer his plan. He pointed out that agricultural zoning allows for other uses such as livestock, and he doesn't think those uses are compatible with the residential nature of the neighborhood. He asked the board to deny the request.

Mr. Vogt explained that they had a birthday party for his five-year old grandson last February and they are going to have another one this February. He said the kids are on 50-cc four-wheelers riding around on the property, and there were about 15 little kids there that day and it lasted for six or seven hours, and most of the other neighbors stopped by and had lunch with them.

Ron Bartcher asked what kind of agricultural uses Mr. Vogt plans do to on the property. Mr. Vogt replied maybe a 4-H cow for the kids. He stated he just wants a large piece of property with a barn at one end, a pond in the middle, and his house at the other end.

Mr. Bartcher stated his concern is that this the residential portion of Scottsmoor. Mr. Vogt pointed out that behind his property is RR-1 zoning, and to the north is another AU-zoned property.

Ben Glover asked staff if AU allows the applicant to sell agricultural products from the property. Jeffrey Ball explained the difference between AU and AU(L) is the ability to sell commercially from the property, and the applicant has requested AU(L), so the selling of products would not be allowed.

Bruce Moia asked how the AU zoning exempts him from the wetland impacts and heritage tree preservation. Jeanne Allen responded that in order to be exempt from any kind of wetlands or landscaping code the applicant would have to be bona fide agriculture, and that goes through the Property Appraiser's Office. Since the applicant is requesting the low-intensity AU(L) zoning, she doesn't think he'll get it because he would need to be able to sell things and prove it with receipts to get bona fide, so he would not be exempt.

Bruce Moia stated the noise comment that was made is a Code Enforcement issue. Mr. Ball stated the County has a noise ordinance, so if there's a noise violation, neighbors can call Code Enforcement to investigate.

Dane Theodore stated under the 'For Board Consideration' of the staff comments it says the board may wish to consider the setbacks allowed for a barn in AU(L) are 50 -feet from the side and rear, and asked if that is not the case if the board doesn't require that.

Paul Body replied yes, the setbacks are still required.

Dane Theodore asked if the applicant will have difficulty building barn with all of the wetlands and meeting the setbacks. Mr. Body replied, possibly, but it will be up to Natural Resources to enforce.

Motion by Ben Glover, seconded by Bruce Moia, to approve the change of zoning classification from RU-1-7 and TR-1, to AU(L). The vote passed 8:1, with Ron Bartcher voting nay.

7. Thomas P. and Shannon Harmony

A change of zoning classification from TR-3 (Mobile Home Park) and AU (Agricultural Residential) to all AU, and removal of an existing BSP (Binding Site Plan). The property is 5.13 acres, located on the south side of Pluckebaum Road, approximately 0.17 miles east of South Range Road. (No assigned address. In the Rockledge area.) (19PZ00136) (Tax Accounts 2504668 and 3013762) (District 2)

Tom Harmony, 2190 Rockledge Drive, Rockledge, stated they are combining two properties; the TR-1 zoning is from the property behind them that was never developed, and they want to make it all AU.

Motion by Ben Glover, seconded by Brian Rodgers, to approve the change of zoning classification from TR-3 and AU to all AU, and removal of an existing BSP. The vote was unanimous.

8. Holly Enterprises of Brevard, Inc. (Curtis McKinney)

A change of zoning classification from BU-1 (General Retail Commercial) and GU (General Use) to BU-1-A (Restricted Neighborhood Commercial) and a CUP (Conditional Use Permit) for Alcoholic Beverages (full-liquor) for On-Premises Consumption in Conjunction with a Snack bar or restaurant. The property is 2.4 acres, located at 6901 Highway 192, Melbourne. (19PZ00137) (Tax Accounts 2862242, 2704571, 2744610) (District 5)

Curtis McKinney, 6901 West New Haven Avenue, West Melbourne, stated he'd like to get a liquor license for the snack bar and restaurant; he's had a beer and wine license for over 20 years. He stated there has been a substantial amount of people ask for liquor and he doesn't see where it has any adverse effect on the area.

Ben Glover asked if there is a restaurant there currently. Mr. McKinney replied no, there is a bar, but not a restaurant. He said he intends to submit an application for a restaurant, but there are some things he needs to do before he can do that. He stated there will be a restaurant at some point, but for now there is a food truck.

Motion by Bruce Moia, seconded by Peter Filiberto, to approve the change of zoning classification from GU and BU-1 to BU-1-A, and CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a snack bar and restaurant. The vote was unanimous.

9. Reagen & McKinley, LLC (Carmine Ferraro)

A CUP (Conditional Use Permit) for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in conjunction with a restaurant, in a PUD (Planned Unit Development) zoning classification. The property is .06 acres / 2,800 square feet, located at 2348 Citadel Way, Unit 105, Melbourne. (19PZ00138) (Tax Account 2626895) (District 4)

Carmine Ferraro, 3860 Curtis Boulevard, Suite 636, Cocoa, stated Reagen & McKinley are seeking a CUP for beer and wine only for on-premises consumption in conjunction with a restaurant. There have been several other CUPs approved in the surrounding area.

Motion by Bruce Moia, seconded by Brian Rodgers, to approve the CUP for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in conjunction with a restaurant, in a PUD (Planned Unit Development). The vote was unanimous.

10. Beatrice A. Akman (Corey Lancaster)

A CUP (Conditional Use Permit) for a Guesthouse, in an RU-1-11 (Single-Family Residential) zoning classification. The property is 0.96 acres, located at 1291 Newfound Harbor Drive, Merritt Island. (19PZ00139) (Tax Account 2514604) (District 2)

Motion by Bruce Moia, seconded by Ben Glover, to table the item to the end of the agenda, as the applicant failed to appear.

11. Estrella Funeias Shoupe (Frederick Bertolotti)

A change of zoning classification from GU (General Use), RRHM-1 (Rural Residential Mobile Home), and AU (Agricultural Residential) to all AU, with a BDP (Binding Development Plan) limited to seven lots. The property is 31.04 +/- acres, located at 550 Willowbrook Street, Palm Bay (19PZ00140) (Tax Accounts 3000537, 3000560) (District 5)

Frederick Bertolotti, 140 Third Avenue, Indialantic, stated the property has three different zonings, and the property owner wanted to choose the best one that would be agricultural and make it all one zoning. He stated the intent is to come back to the board in the future and request a Conditional Use Permit for a small bed and breakfast.

Peter Filiberto asked if there are plans for agritourism or the selling of agricultural products from the property. Mr. Bertolotti replied no.

Motion by Peter Filiberto, seconded by Bruce Moia, to approve the change of classification from GU (General Use), RRHM-1 (Rural Residential Mobile Home), and AU (Agricultural Residential) to all AU, with a BDP limited to seven lots.

12. Barefoot Bay Recreation District (Ninette Ierome)

A CUP (Conditional Use Permit) for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in conjunction with a restaurant in a BU-1-A zoning classification. The property is 1,500 square feet, located at 937 C Barefoot Boulevard, Micco. (19PZ00141) (Tax Account 3004299) (District 3)

Ninette Ierome, 1013 Thrush Circle, Barefoot Bay, stated the request is for beer and wine only because customers have been asking for it, and it would increase the restaurant's revenue.

Motion by Bruce Moia, seconded by Brian Rodgers to approve the CUP for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in conjunction with a restaurant. The vote passed unanimously.

5. Robert and Donna Murico (continued)

A change of zoning classification from GU (General Use) to AU (Agricultural Residential). The property is 2.35 acres, located at 6820 Cherven Avenue, Cocoa. (19PZ00133) (Tax Account 2403118) (District 1)

Motion by Bruce Moia, seconded by Peter Filiberto, to table to the February 10, 2020, Planning and Zoning Board meeting. The vote was unanimous.

The applicant withdrew the request after adjournment of the meeting. Letter received 01/13/20.

10. Beatrice A. Akman (Corey Lancaster) (continued)

A CUP (Conditional Use Permit) for a Guesthouse, in an RU-1-11 (Single-Family Residential) zoning classification. The property is 0.96 acres, located at 1291 Newfound Harbor Drive, Merritt Island. (19PZ00139) (Tax Account 2514604) (District 2)

Motion by Bruce Moia, seconded by Peter Filiberto, to table the request to the February 10, 2020, Planning and Zoning Board meeting as the applicant failed to appear. The vote was unanimous.

Upon consensus, the meeting adjourned at 4:28 p.m.