



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.2.

7/17/2025

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### Subject:

Acceptance, RE: Binding Development Plan with Troy Holdings, LLC (25Z00001) (District 2)

### Fiscal Impact:

None

### Dept/Office:

Planning and Development

### Requested Action:

In accordance with Section 62-1157, it is requested that the Board of County Commissioners accept, and the Chairman sign, the Binding Development Plan.

### Summary Explanation and Background:

A BDP (Binding Development Plan) is a voluntary agreement presented by the property owner to self-impose limits upon development of a property in support of a change of zoning or conditional use permit. Pursuant to Section 62-1157, a BDP shall be recorded in the public records within 120 days of the Board's approval of the zoning request. Following staff and legal review, the BDP is presented to the Board in recordable form as a Consent Agenda item to finalize the zoning action.

On May 01, 2025, the Board removed the existing BDP (ORB 3059 PG 0110) and approved a change of zoning classification from BU-1-A to BU-2, with a new BDP.

- Construct an eight (8) foot high solid buffer wall along the southern border,
- And limit uses to indoor RV and boat storage as allowed in BU-2 and other uses as allowed in the BU-1 zoning district.

The attached BDP contains these conditions.

### Clerk to the Board Instructions:

Upon recordation, please return two certified copies of the BDP to Planning and Development.

## Resolution 25Z00001

On motion by Commissioner Goodson, seconded by Commissioner Adkinson, the following resolution was adopted by a unanimous vote:

**WHEREAS, Troy Holdings LLC** requests a zoning classification change from BU-1-A (Restricted Neighborhood Retail Commercial) to BU-2 (Retail Warehousing and Wholesale Commercial), with removal of the BDP and a new BDP applied, on property described as Tax Parcels 26 and 8, as recorded in OR Book 10092, Pages 0316 through 0318 of the Public Records of Brevard County, Florida. **Section 02, Township 25, Range 36.** (1.86 acres combined) Located on the west side of S. Courtenay Park., approximately 256 feet south of Cone Road. (No assigned address. In the Merritt Island area); and

**WHEREAS,** a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning and Zoning Board recommended that the application be approved; and

**WHEREAS,** the Board, after considering said application and the Planning and Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be approved as recommended; now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from BU-1-A to BU-2 and removal of BDP with a new BDP, recorded on July 18, 2025, in ORB 10387, Pages 1246 - 1250, retaining all BU-1 uses, and limiting the BU-2 use to RV and boat storage only. The Planning and Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

**BE IT FURTHER RESOLVED** that this resolution shall become effective as of July 18, 2025

BOARD OF COUNTY COMMISSIONERS  
Brevard County, Florida

  
Rob Feltner, Chair

Brevard County Commission

As approved by the Board on July 17, 2025.

ATTEST:

  
RACHEL SADOFF, CLERK

(SEAL)

P&Z Board Hearing – April 14, 2025

Board of County Commissioners Hearings – May 01, 2025.

Please note: A CUP (Conditional Use Permit) will generally expire on the three-year anniversary of its approval if the use is not established prior to that date. CUPs for Towers and Antennas shall expire if a site plan for the tower is not submitted within one year of approval or if construction does not commence within two years of approval. A Planned Unit Development Preliminary Development Plan expires if a final development plan is not filed within three years. **The granting of this zoning does**

**not guarantee physical development of the property. At the time of development, said development must be in accordance with the criteria of the Brevard County Comprehensive Plan and other applicable laws and ordinances.**



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

July 18, 2025

**MEMORANDUM**

TO: Recording

RE: Item F.2., Acceptance of Binding Development Plan with Troy Holdings, LLC (25Z00001)

The Board of County Commissioners, in regular session on July 17, 2025, accepted and executed Binding Development Plan with Troy Holdings, LLC, for property located on OFFICIAL RECORDS BOOK 4098, PAGE 0601:4 PARCEL OF LAND IN LYING IN SECTION 2, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2334, PAGE 2381, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT OF INTERSECTION OF THE CENTERLINE OF SOUTH TROPICAL TRAIL (60 FOOT RIGHT OF WAY) AND A POINT 470.34 FEET SOUTH BY RIGHT ANGLE MEASUREMENT OF THE NORTH LINE OF SECTION 2; THENCE N 94 DEGREES 20'59" W, ALONG THE CENTERLINE, A DISTANCE OF 100.28 FEET, THENCE N 89 DEGREES 33'15" E, A DISTANCE OF 831.92 FEET TO A POINT ON THE CENTERLINE OF A 25 FOOT WIDE DRAINAGE EASEMENT AND THE POINT OF BEGINNING, THENCE CONTINUE N 89 DEGREES 33'15" E, A DISTANCE OF 211.23 FEET, THENCE N 00 DEGREES 26'45" W, A DISTANCE OF 106.83 FEET, THENCE N 73 DEGREES 06'03" E, A DISTANCE OF 52.07 FEET TO THE WESTERLY RIGHT OF WAY OF SOUTH COURTENAY PARKWAY (A.K.A. STATE ROAD NO. 3, A 100 FOOT RIGHT OF WAY), SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1578.00 FEET, SAID RADIUS BEARS S 72 DEGREES 05' 13" W, THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 00'47", A DISTANCE OF 83.00 FEET, THENCE S 01 DEGREES 53'57" W, A DISTANCE OF 350.98 FEET TO THE NORTH LINE OF TROPICAL GARDENS, AS RECORDED IN PLAT BOOK 16, PAGE 138, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S 89 DEGREES 33'15" W ALONG SAID NORTH LINE, A DISTANCE OF 195.23 FEET TO A POINT ON THE CENTERLINE OF SAID 25 FOOT DRAINAGE EASEMENT, THENCE N 13 DEGREES 18'46" W, ALONG SAID CENTERLINE, A DISTANCE OF 70.56 FEET, THENCE N 17 DEGREES 40'57" W, ALONG SAID CENTERLINE, A DISTANCE OF 55.26 FEET, THENCE N 13 DEGREES 44'12" W, ALONG SAID CENTERLINE, A DISTANCE OF 49.09 FEET, THENCE N 17 DEGREES 23'01" W, ALONG SAID CENTERLINE, A DISTANCE OF 49.30 FEET, THENCE N 13 DEGREES 06'01" W, ALONG SAID CENTERLINE A DISTANCE OF 49.87 FEET, THENCE N 13 DEGREES 14'24" W, ALONG SAID CENTERLINE, A DISTANCE OF 43.49 FEET TO THE POINT OF BEGINNING. SUBJECT TO A DRAINAGE EASEMENT OVER THE WEST 12.5 FEET. Enclosed are original Binding Development Plan Agreement and Check No. 1239 for \$44.00.

**Please record the Agreement in the Public Records and return the recorded instrument to this office.**

Your continued cooperation is always appreciated.

Sincerely,  
BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

*for: Danna Scott*  
Kimberly Powell, Clerk to the Board

/sj

Encls. (2)



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

July 18, 2025

**MEMORANDUM**

TO: Alice Randall, Zoning

RE: Item F.2., Binding Development Plan with Troy Holdings, LLC (25Z00001)

The Board of County Commissioners, in regular session on July 17, 2025, accepted and executed Binding Development Plan with Troy Holdings, LLC, for property located on OFFICIAL RECORDS BOOK 4098, PAGE 0601:4 PARCEL OF LAND IN LYING IN SECTION 2, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2334, PAGE 2381, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT OF INTERSECTION OF THE CENTERLINE OF SOUTH TROPICAL TRAIL (60 FOOT RIGHT OF WAY) AND A POINT 470.34 FEET SOUTH BY RIGHT ANGLE MEASUREMENT OF THE NORTH LINE OF SECTION 2; THENCE N 94 DEGREES 20'59" W, ALONG THE CENTERLINE, A DISTANCE OF 100.28 FEET, THENCE N 89 DEGREES 33'15" E, A DISTANCE OF 831.92 FEET TO A POINT ON THE CENTERLINE OF A 25 FOOT WIDE DRAINAGE EASEMENT AND THE POINT OF BEGINNING, THENCE CONTINUE N 89 DEGREES 33'15" E, A DISTANCE OF 211.23 FEET, THENCE N 00 DEGREES 26'45" W, A DISTANCE OF 106.83 FEET, THENCE N 73 DEGREES 06'03" E, A DISTANCE OF 52.07 FEET TO THE WESTERLY RIGHT OF WAY OF SOUTH COURTENAY PARKWAY (A.K.A. STATE ROAD NO. 3, A 100 FOOT RIGHT OF WAY), SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1578.00 FEET, SAID RADIUS BEARS S 72 DEGREES 05' 13" W, THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 00'47", A DISTANCE OF 83.00 FEET, THENCE S 01 DEGREES 53'57" W, A DISTANCE OF 350.98 FEET TO THE NORTH LINE OF TROPICAL GARDENS, AS RECORDED IN PLAT BOOK 16, PAGE 138, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S 89 DEGREES 33'15" W ALONG SAID NORTH LINE, A DISTANCE OF 195.23 FEET TO A POINT ON THE CENTERLINE OF SAID 25 FOOT DRAINAGE EASEMENT, THENCE N 13 DEGREES 18'46" W, ALONG SAID CENTERLINE, A DISTANCE OF 70.56 FEET, THENCE N 17 DEGREES 40'57" W, ALONG SAID CENTERLINE, A DISTANCE OF 55.26 FEET, THENCE N 13 DEGREES 44'12" W, ALONG SAID CENTERLINE, A DISTANCE OF 49.09 FEET, THENCE N 17 DEGREES 23'01" W, ALONG SAID CENTERLINE, A DISTANCE OF 49.30 FEET, THENCE N 13 DEGREES 06'01" W, ALONG SAID CENTERLINE A DISTANCE OF 49.87 FEET, THENCE N 13 DEGREES 14'24" W, ALONG SAID CENTERLINE, A DISTANCE OF 43.49 FEET TO THE POINT OF BEGINNING. SUBJECT TO A DRAINAGE EASEMENT OVER THE WEST 12.5 FEET. Enclosed for your necessary action are two certified copies of the recorded document.

Your continued cooperation is always appreciated.

Sincerely,  
BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

for: *Donna Sadoff*  
Kimberly Powell, Clerk to the Board

/sj

Encls. (2)

**RACHEL M. SADOFF**  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
BREVARD COUNTY, FLORIDA

**POST OFFICE BOX 2767**  
**TITUSVILLE, FLORIDA 32781-2767**  
**(321) 637-2006**  
**WWW.BREVARDCLERK.US**



Transaction #: **3909945**  
Receipt #: **63686092**  
Cashier Date: **07/18/2025 04:45:27 PM**  
Cashier Branch: **Titusville - Six Story**

Print Date:  
**07/18/2025 04:45:31 PM**

CUSTOMER INFORMATION	TRANSACTION INFORMATION		PAYMENT SUMMARY	
TRAUGER CONSULTING ENGINEERS INC 2210 FRONT ST STE 204 MELBOURNE, FL 32901	Date Received:	07/18/2025	Total Fees:	\$44.00
	Source Code:	Titusville - Six Story	Total Payments:	\$44.00
	Return Code:	Mail (U.S. Postal Service)	Balance Due:	\$0.00
	Trans Type:	Recording		

1 Payments

<b>CHECK #1239</b>	\$44.00
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1 Recorded Items

<b>AGREEMENT</b>	BK/PG: 10387/1246 CFN: 2025144487 Date: 07/18/2025 04:45:26 PM
From: To	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	5 \$44.00

1 Miscellaneous Items

<b>AGENT TRANSMITTAL</b>
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Prepared by: Jim Trauger  
2210 Front Street Ste. 204  
Address: Melbourne, FL 32901

### **BINDING DEVELOPMENT PLAN**

**THIS AGREEMENT**, entered into this 17 day of July, 2025 between the **BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter referred to as "County") and **Troy Holdings, LLC**, a Florida limited liability company (hereinafter referred to as "Developer/Owner").

### **RECITALS**

**WHEREAS**, Developer/Owner owns property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

**WHEREAS**, Developer/Owner has requested a rezoning of the property to the BU-2 zoning classification with a binding development plan and desires to develop the Property as RV/Boat Storage Facility, and pursuant to the Brevard County Code, Section 62-1157; and

**WHEREAS**, as part of its plan for development of the Property, Developer/Owner wishes to mitigate negative impacts on abutting land owners and affected facilities or services; and

**WHEREAS**, the County is authorized to regulate development of the Property.

**NOW, THEREFORE**, the Parties agree as follows:

1. The above recitals are true and correct and are incorporated into this Agreement by their reference.
2. The County shall not be required or obligated in any way to construct, maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the parties that the Developer/Owner, its grantees, successors or assigns in interest, or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.
3. Developer/Owner shall construct an eight (8) foot high solid buffer wall along the southern border of the Property.

4. The Developer/Owner shall limit uses to indoor RV and boat storage as allowed in BU-2 zoning district and other uses as allowed in the BU-1 zoning district.
5. Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This Agreement provides no vested rights against changes to the Brevard County Comprehensive Plan or land development regulations as they may apply to this Property.
6. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and shall be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and shall be subject to the above referenced conditions as approved by the Board of County Commissioners on May 1, 2025. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.
7. Violation of this Agreement shall constitute a violation of the zoning classification and of this Agreement. This Agreement may be enforced by Sections 1-7 and 62-5 of the Code of Ordinances of Brevard County, Florida, as may be amended.
8. Conditions precedent. All mandatory conditions set forth in this Agreement mitigate the potential for incompatibility and shall be satisfied before Developer/Owner may implement the approved use(s), unless stated otherwise. The failure to timely comply with any condition is a violation of this Agreement and constitutes a violation of the Zoning Classification and is subject to enforcement action as described in Paragraph 7 above.
9. Severability clause. If any provision of this BDP is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provision shall continue in full force and effect without being impaired or invalidated in any way.



**IN WITNESS THEREOF**, the parties hereto have caused these presents to be signed all as of the date and year first written above.

ATTEST:

BOARD OF COUNTY

COMMISSIONERS OF BREVARD

COUNTY, FLORIDA

2725 Judge Fran Jamieson Way

Viera, FL 32940



Rachel M. Sadoff, Clerk of Court

(SEAL)



Rob Feltner, Chair

**JUL 17 2025**

As approved by the Board on \_\_\_\_\_

[Signature]  
Witness 1 Signature  
David Williams  
Witness 1 Printed Name

By: [Signature]  
Manager, Troy Holdings, LLC

Ken Harris  
Witness 2 Signature  
[Signature]  
Witness 2 Printed Name

STATE OF FLORIDA  
COUNTY OF BREVARD

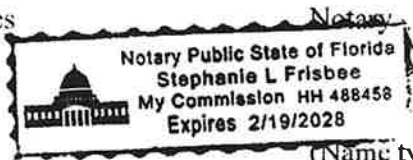
The foregoing instrument was acknowledged before me, by means of X physical presence or  
\_\_\_\_\_ online notarization, this 5 day of June, 2025, by Jessica Williams, Manager of Troy  
Holdings, LLC who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]

My commission expires \_\_\_\_\_

Public SEAL

Commission No.:



Notary

(Name typed, printed or stamped)

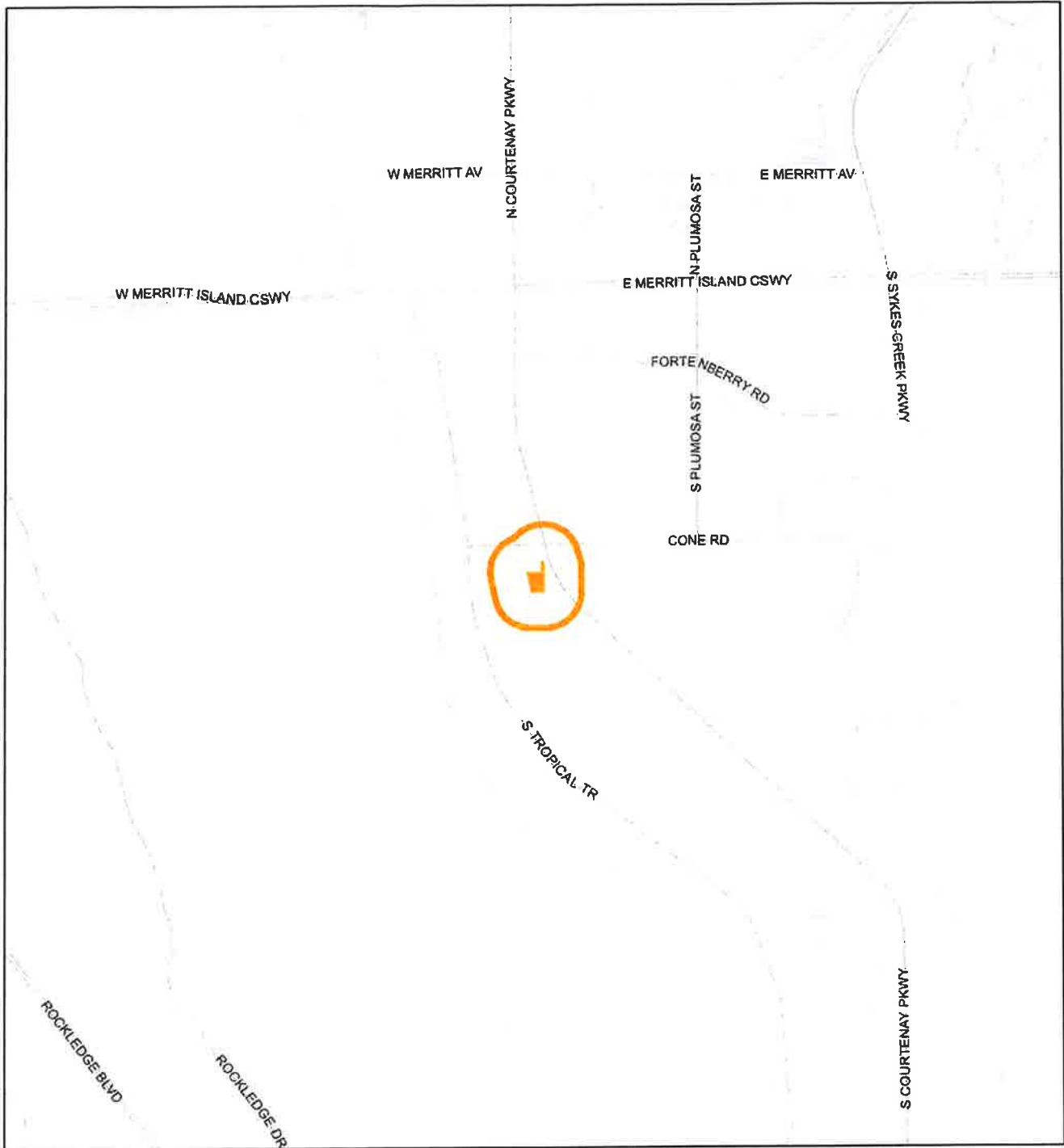
## EXHIBIT A

OFFICIAL RECORDS BOOK 4098, PAGE 0601: A PARCEL OF LAND IN LYING IN SECTION 2, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2334, PAGE 2381, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT OF INTERSECTION OF THE CENTERLINE OF SOUTH TROPICAL TRAIL (60 FOOT RIGHT OF WAY) AND A POINT 470.34 FEET SOUTH BY RIGHT ANGLE MEASUREMENT OF THE NORTH LINE OF SECTION 2; THENCE N 94 DEGREES 20'59" W, ALONG THE CENTERLINE, A DISTANCE OF 100.28 FEET, THENCE N 89 DEGREES 33'15" E, A DISTANCE OF 831.92 FEET TO A POINT ON THE CENTERLINE OF A 25 FOOT WIDE DRAINAGE EASEMENT AND THE POINT OF BEGINNING, THENCE CONTINUE N 89 DEGREES 33'15" E, A DISTANCE OF 211.23 FEET, THENCE N 00 DEGREES 26'45" W, A DISTANCE OF 106.83 FEET, THENCE N 73 DEGREES 06'03"E, A DISTANCE OF 52.07 FEET TO THE WESTERLY RIGHT OF WAY OF SOUTH COURTENAY PARKWAY (A.K.A. STATE ROAD NO. 3, A 100 FOOT RIGHT OF WAY), SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1578.00 FEET, SAID RADIUS BEARS S 72 DEGREES 05' 13" W, THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 00'47", A DISTANCE OF 83.00 FEET, THENCE S01 DEGREES 53'57" W, A DISTANCE OF 350.98 FEET TO THE NORTH LINE OF TROPICAL GARDENS, AS RECORDED IN PLAT BOOK 16, PAGE 138, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S 89 DEGREES 33'15" W ALONG SAID NORTH LINE, A DISTANCE OF 195.23 FEET TO A POINT ON THE CENTERLINE OF SAID 25 FOOT DRAINAGE EASEMENT, THENCE N 13 DEGREES 18'46" W, ALONG SAID CENTERLINE, A DISTANCE OF 70.56 FEET, THENCE N 17 DEGREES 40'57" W, ALONG SAID CENTERLINE, A DISTANCE OF 55.26 FEET, THENCE N 13 DEGREES 44'12" W, ALONG SAID CENTERLINE, A DISTANCE OF 49.09 FEET, THENCE N 17 DEGREES 23'01"W, ALONG SAID CENTERLINE, A DISTANCE OF 49.30 FEET, THENCE N 13 DEGREES 06'01" W, ALONG SAID CENTERLINE A DISTANCE OF 49.87 FEET, THENCE N 13 DEGREES 14'24" W, ALONG SAID CENTERLINE, A DISTANCE OF 43.49 FEET TO THE POINT OF BEGINNING. SUBJECT TO A DRAINAGE EASEMENT OVER THE WEST 12.5 FEET.

# LOCATION MAP

TROY HOLDINGS LLC

25Z00001



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 1/7/2025

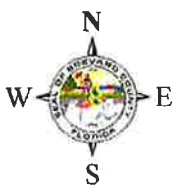
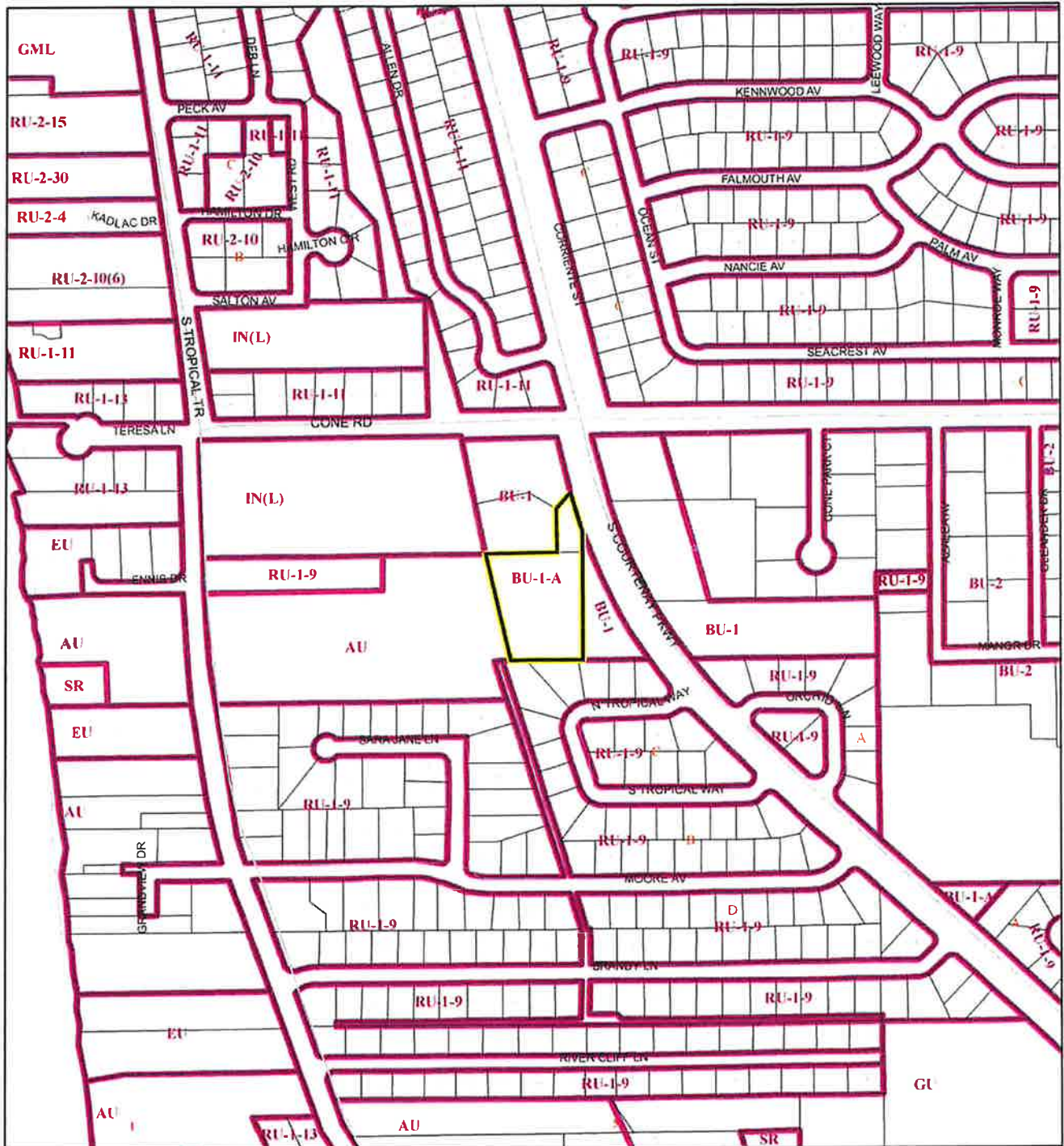
Buffer

Subject Property

# ZONING MAP

TROY HOLDINGS LLC

25Z00001



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 1/7/2025

Subject Property

Parcels

Zoning

P&Z – April 14, 2025

BOCC-Zoning – May 01, 2025

**(25Z00001) Troy Holdings LLC** requests a change in zoning classification from BU-1-A to BU-2, with removal of the BDP and a new BDP applied. The property is 1.86 acres, located on the west side of S. Courtenay Park., approximately 256 feet south of Cone Road. (No assigned address. Merritt Island) (Tax Account 2521094 and 2501390) (District 2)

**P&Z Recommendation: Minneboo/Luse – Approved with a vote of 8-2.**

**BCC ACTION: Goodson/Adkinson – Approved the request for a zoning classification change from BU-1-A to BU-2, with removal of a BDP and a new BDP applied. The vote was unanimous.**



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

May 2, 2025

**MEMORANDUM**

**TO:** Billy Prasad, Planning and Development Director    Attn: Trina Gilliam

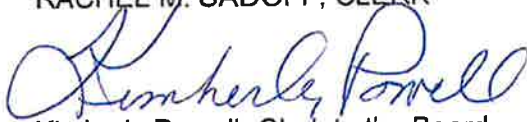
**RE:** Board Actions on Planning and Zoning Board Recommendations

The Board of County Commissioners, in regular session on May 1, 2025, took action on Planning and Zoning Board Recommendations.

Your continued cooperation is always appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS**  
**RACHEL M. SADOFF, CLERK**

  
Kimberly Powell, Clerk to the Board

Encl. (1)

cc: Alice Randall, Zoning  
County Attorney



## PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. Casabella Development, LLC. Goodson/Delaney. Continued the request for zoning classification change from BU-1-A to RU-2-6 to July 17, 2025, Zoning Meeting. (24Z00064)
- Item H.2. Wayne & Laura Bresette. Delaney/Altman. Approved the request for a zoning classification change from BU-1 to BU-2. with a Binding Development Plan (BDP), limiting usage to Mobile Home Sales and allowing for BU-1 uses. (25Z00005)
- Item H.3. Troy Holdings, LLC. Goodson/Adkinson. Approved the request for a zoning classification change from BU-1-A to BU-2, with removal of the BDP and a new BDP applied. (25Z00001)
- Item H.4. Ryan and Sarah Lawhon. Delaney/Altman. Adopted Ordinance No. 25-05, setting forth the seventh Small Scale Comprehensive Plan Amendment (25S.01), to change the Future Land Use Map (FLUM) designation from RES 1:2.5 to RES 1. (25SS00001)
- Item H.5. Ryan and Sarah Lawhon. Delaney/Altman. Approved the request for a zoning classification change from GU and SR with a BDP to RR-1 with removal of the BDP. (25Z00002)
- Item H.6. Bhawani 2023 LLC. Goodson/Feltner. Approved the request for a Conditional Use Permit (CUP) for Alcoholic Beverages for On-Premises Consumption (4COP) in conjunction with a 3,719 square foot bar with a restaurant and outdoor patio. (25Z00004)



# NO OPEN MORTGAGE AFFIDAVIT

We, Troy Holdings, I.I.C., state that there are no open mortgages on the below described:

Property:

OFFICIAL RECORDS BOOK 4098, PAGE 0601: A PARCEL OF LAND Lying in SECTION 2, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2334, PAGE 2381, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT OF INTERSECTION OF THE CENTERLINE OF SOUTH TROPICAL TRAIL (60 FOOT RIGHT OF WAY) AND A POINT 470.34 FEET SOUTH BY RIGHT ANGLE MEASUREMENT OF THE NORTH LINE OF SECTION 2; THENCE N 94 DEGREES 20'59" W. ALONG THE CENTERLINE, A DISTANCE OF 100.28 FEET; THENCE N 89 DEGREES 33'15" E. A DISTANCE OF 831.92 FEET TO A POINT ON THE CENTERLINE OF A 25 FOOT WIDE DRAINAGE EASEMENT AND THE POINT OF BEGINNING. THENCE CONTINUE N 89 DEGREES 33'15" E. A DISTANCE OF 211.23 FEET. THENCE N 00 DEGREES 26'45" W. A DISTANCE OF 106.83 FEET. THENCE N 73 DEGREES 06'03" E. A DISTANCE OF 52.07 FEET TO THE WESTERLY RIGHT OF WAY OF SOUTH COURTENAY PARKWAY (A.K.A. STATE ROAD NO. 3, A 100 FOOT RIGHT OF WAY), SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1578.00 FEET. SAID RADIUS BEARS S 72 DEGREES 05' 13" W. THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 00'47", A DISTANCE OF 83.00 FEET. THENCE S 01 DEGREES 53'57" W. A DISTANCE OF 350.98 FEET TO THE NORTH LINE OF TROPICAL GARDENS, AS RECORDED IN PLAT BOOK 16, PAGE 138, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THENCE S 89 DEGREES 33'15" W ALONG SAID NORTH LINE, A DISTANCE OF 195.23 FEET TO A POINT ON THE CENTERLINE OF SAID 25 FOOT DRAINAGE EASEMENT. THENCE N 13 DEGREES 18'46" W. ALONG SAID CENTERLINE, A DISTANCE OF 70.56 FEET. THENCE N 17 DEGREES 40'57" W. ALONG SAID CENTERLINE, A DISTANCE OF 55.26 FEET. THENCE N 13 DEGREES 44'12" W. ALONG SAID CENTERLINE, A DISTANCE OF 49.09 FEET. THENCE N 17 DEGREES 23'01" W. ALONG SAID CENTERLINE, A DISTANCE OF 49.30 FEET. THENCE N 13 DEGREES 06'01" W. ALONG SAID CENTERLINE, A DISTANCE OF 49.87 FEET. THENCE N 13 DEGREES 14'24" W. ALONG SAID CENTERLINE, A DISTANCE OF 43.49 FEET TO THE POINT OF BEGINNING. SUBJECT TO A DRAINAGE EASEMENT OVER THE WEST 12.5 FEET.

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or \_\_\_\_\_ online notarization, this 5 day of June, 2025, by Jessica Williams, who is personally known to me or who has produced FL Driver's License as identification.

My commission expires 2/19/2028

Public SEAL

Commission No.: HH 488458

Notary



(Name typed, printed or stamped)