



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.2.

1/13/2026

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### Subject:

Acceptance, RE: Binding Development Plan with Michael S. Palo (25Z00029) (District 4)

### 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 authorized the Chairman to sign, the Binding Development Plan under application 25Z00029.

### 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 October 02, 2025, the Board approved a change of zoning classification from BU-1 and RU-1-7 to BU-2 with a BDP limiting use to all BU-1 uses and only BU-2 uses of contractor's offices, plants, and storage yards. Deliveries shall be between 7:00 a.m. and 9:00 p.m. only. The attached BDP includes these stipulations.

### Clerk to the Board Instructions:

Upon recordation, please return a certified copy of the BDP to Planning and Development.

Prepared by \_\_\_\_\_  
Address: \_\_\_\_\_

### BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this 13 day of January, 2026 between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and MICHAEL S PALO (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 the BU-2 zoning classification(s) and desires to develop the Property as Contractor's offices, plants and storage yards 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. Recitals. 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 or 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 limit uses on the property to BU-1 uses from Sec 62-1482, and the only BU-2

use shall be for contractor's offices, plants and storage yards. Deliveries shall be between 7:00 a.m. and 9:00 p.m. only.

4. 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.
5. Developer/Owner, upon execution of this Agreement, shall pay to the Clerk of Court all costs of recording this Agreement in the Public Records of Brevard County, Florida.
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 ~~01/13/2026~~ 01/13/2026. 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:

  
Rachel M. Sadoff, Clerk of Court  
(SEAL)

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA  
2725 Judge Fran Jamieson Way  
Viera, FL 32940

Thad Altman  
Thad Altman, Chair  
As approved by the Board on JAN 13 2026

(Please note: You must have two witnesses and a notary for each signature required. The notary may serve as one witness.)

WITNESSES:

[Signature]  
385 NEWPORT DR.  
(Witness Name typed or printed)

MICHAEL S PALO as DEVELOPER/OWNER  
Michael Palo  
4055 RIMMAR DR.  
(Address)

[Signature]  
6723 MANAROVA DR.  
(Witness Name typed or printed)

Michael Palo  
(President)  
(Name typed, printed or stamped)

STATE OF Florida §

COUNTY OF Brevard §

The foregoing instrument was acknowledged before me, by means of X physical presence or \_\_\_\_\_ online notarization, this 24 day of OCT, 2025 by

Michael Palo, President of \_\_\_\_\_, who is personally known to me who has produced \_\_\_\_\_ as identification.

My commission expires  
SEAL  
Commission No.: 7/28/28

Lori Bauer  
Notary Public  
(Name typed, printed or stamped)

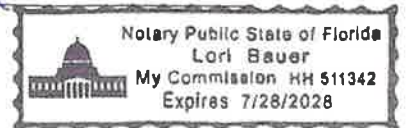


EXHIBIT A

PARCEL 1

BEING A PARCEL OF AND LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST, SAID PARCEL BEING A PORTION OF THE DONALD R. PALO AS TRUSTEE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2606, PAGE 272, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF THE STATE OF FLORIDA PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4521, PAGE 1804, TRACT 100, SAID CORNER LYING IN THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 5 (ALSO KNOWN AS U.S. HIGHWAY 1), PROCEED THENCE WITH SAID RIGHT OF WAY LINE N 23°17'18" W, FOR A DISTANCE OF 199.90 FEET TO A NEW 1/2" REBAR (PSM 6431) IN THE SOUTH LINE OF THE TRACT WHICH THIS IS A PART OF AND THE POINT OF BEGINNING; THENCE WITH SAID SOUTH LINE S 66°32'19" W, FOR A DISTANCE OF 675.42 FEET TO A NEW 1/2" REBAR IN THE WEST LINE OF GOVERNMENT LOT 4; THENCE WITH SAID LOT LINE N 00°01'57" W, PASSING THROUGH THE NORTHWEST CORNER OF LOT 4 AND THE SOUTHWEST CORNER OF LOT 3 AT 54.60 FEET AND CONTINUING WITH THE WEST LINE OF GOVERNMENT LOT 3, A TOTAL DISTANCE OF 326.10 FEET; THENCE N 66°28'10" E, FOR A DISTANCE OF 114.70 FEET TO A POINT IN THE WEST LINE OF THE STATE OF FLORIDA PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4521 PAGE 1804, TRACT 102; THENCE WITH SAID WEST LINE S 01°40'21" E, FOR DISTANCE OF 107.75 FEET TO AN EXISTING 5/8" REBAR (FLORIDA DOT) THE SOUTHWEST CORNER OF TRACT 102; THENCE N 66°28'10" E WITH THE SOUTH LINE OF TRACT 102, FOR A DISTANCE OF 471.66 FEET TO A NEW 1/2" REBAR (PSM 6431) IN THE WEST RIGHT OF WAY LINE OF STATE ROAD NUMBER 5; THENCE WITH SAID RIGHT OF WAY LINE S 23°17'18" E, FOR A DISTANCE OF 199.88 FEET TO THE POINT OF BEGINNING.

PARCEL 2

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**AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA  
COUNTY OF BREVARD

I, MICHAEL S PALO swear and depose that I am the owner in fee of all that certain parcel of land described in EXHIBIT A situated and lying within in County of Brevard, and the State of Florida.

**Signed and sealed  
in the presence of:**

**OWNER:**

[Handwritten Signature]  
Witness #1 Signature

LONDON SCHEER  
Witness #1 Name Printed/Typed

1189 SONWOOD DR, MELBOURNE FL 32935  
Witness #1 Full address, including zip code

[Handwritten Signature]  
Witness #2 Signature

Julie K Valetic  
Witness #2 Name Printed/Typed

826 Willow Creek Lane Melbourne FL 32940  
Witness #2 Full address, including zip code

Michael PALO  
OWNER PRINTED NAME/TYPED

[Handwritten Signature]  
OWNER SIGNATURE

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing Owner Consent was acknowledged before me this 16 day of oct,  
2025, by Michael Palo, who is personally known to me OR who has  
produced \_\_\_\_\_ as identification.

My Commission expires: 7/28/28

[Handwritten Signature]  
NOTARY PUBLIC

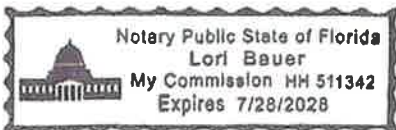


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Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

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

January 16, 2026

MEMORANDUM

TO: Recording

RE: Item F.2., Binding Development Plan with Michael S. Palo (25Z00029)

The Board of County Commissioners, in regular session on January 13, 2026, accepted and executed Binding Development Plan with Michael S. Palo (25Z00029), for:

PARCEL 1

BEING A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST, SAID PARCEL BEING A PORTION OF THE DONALD R. PALO AS TRUSTEE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2606, PAGE 272, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONCRETE MONUMENT, THE NORTHWEST CORNER OF THE TRACT WHICH THIS IS A PART OF; THENCE WITH THE NORTH LINE OF SAID TRACT N 66°31' 52" E, FOR A DISTANCE OF 111.89 FEET TO A NEW 1/2" REBAR (PSM 6431) IN THE WEST LINE OF THE STATE OF FLORIDA TRACT 102 AS RECORDED IN OFFICIAL RECORDS BOOK 4521, PAGE 1806; THENCE S 01 ° 40'21" E WITH THE WEST LINE OF SAID TRACT 102, FOR A DISTANCE OF 88.16 FEET; THENCE S 66°28' 10" W, FOR A DISTANCE OF 114.70 FEET TO THE POINT OF BEGINNING.

Enclosed are original Binding Development Plan Agreement and Check No. 1052 for \$52.50.

**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



Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

**Resolution 25Z00029**

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

**WHEREAS, Michael S. Palo** (Landon Scheer) requests a zoning classification change from BU-1 (General Retail Commercial) and RU-1-7 (Single-Family Residential) to BU-2 (Retail, Warehousing and Wholesale Commercial) with a BDP (Binding Development Plan), on property described as Tax Parcels 13 and 16, as recorded in ORB 5775, Pages 5913-5914, of the Public Records of Brevard County, Florida. **Section 32, Township 26, Range 37.** (3.37 acres) Located on the west side of US Highway 1, approximately 394 ft. north of W. Elm Dr. (4268 N. Highway 1, Melbourne); 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 with a BDP, allowing all BU-1 uses and the only BU-2 use is a contractor's offices, plants and storage yards, and authorized for deliveries being between 7:00 a.m. and 9:00 p.m. only; 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 and RU-1-7 to BU-2 with a BDP, recorded in ORB 10525, Pages 1512 thru 1517, for all BU-1 uses and the only BU-2 use is a contractor's offices, plants and storage yards, and authorized for deliveries being between 7:00 a.m. and 9:00 p.m. only be approved. 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 January 13, 2026.

BOARD OF COUNTY COMMISSIONERS  
Brevard County, Florida

Thad Altman, Chairman  
Brevard County Commission

As approved by the Board on January 13, 2026.

ATTEST:



RACHEL M. SADOFF, CLERK

(SEAL)

P&Z Board Hearing – September 15, 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.**

**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 #: **4017218**  
 Receipt #: **63788250**  
 Cashier Date: **01/16/2026 12:43:51 PM**  
 Cashier Branch: **Titusville - Six Story**

Print Date:  
**01/16/2026 12:43:58 PM**

CUSTOMER INFORMATION	TRANSACTION INFORMATION		PAYMENT SUMMARY	
(4663) BREVARD COUNTY BOARD OF COUNTY CC ATTN: BUDGET OFFICE 2725 JUDGE FRAN JAMIESON WAY VIERA, FL 32940	Date Received:	01/16/2026	Total Fees	\$52.50
	Source Code:	Titusville - Six Story	Total Payments	\$52.50
	Return Code:	Hand Carried	Balance Due:	\$0.00
	Trans Type:	Recording		

1 Payments	
<b>CHECK #1052</b>	<b>\$52.50</b>

1 Recorded Items	
<b>AGREEMENT</b>	<b>BK/PG: 10525/1512 CFN: 2026009901 Date: 01/16/2026 12:43:50 PM</b>
From: Tax	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	6 <b>\$52.50</b>

1 Miscellaneous Items	
<b>AGENT TRANSMITTAL</b>	



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

January 16, 2026

MEMORANDUM

TO: Alice Randall, Zoning

RE: Item F.2., Binding Development Plan with Michael S. Palo (25Z00029)

The Board of County Commissioners, in regular session on January 13, 2026, executed Binding Development Plan Agreement with Michael S. Palo (25Z00029), for:

PARCEL 1

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PARCEL 2

BEING A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST, SAID PARCEL BEING A PORTION OF THE DONALD R. POLO AS TRUSTEE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2606, PAGE 272, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF THE STATE OF FLORIDA PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4521, PAGE 1804, TRACT 100, SAID CORNER LYING IN THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 5 (ALSO KNOW AS U.S. HIGHWAY 1), PROCEED THENCE WITH SAID RIGHT OF WAY LINE N 23° 17'18" W, FOR A DISTANCE OF 199.90 FEET TO A NEW 1/2" REBAR (PSM 6431) IN THE SOUTH LINE OF THE TRACT WHICH THIS IS A PART; THENCE WITH SAID SOUTH LINE S 66°32'19" W, FOR A DISTANCE OF 675.42 FEET TO A NEW 1/2" REBAR IN THE WEST LINE, OF GOVERNMENT LOT 4; THENCE WITH SAID LOT LINE N 00° 01'57" W, PASSING THROUGH THE NORTHWEST CORNER OF LOT 4 AND THE SOUTHWEST CORNER OF LOT 3 AT 54.60 FEET AND CONTINUING WITH THE WEST LINE OF GOVERNMENT LOT 3, A TOTAL DISTANCE OF 326.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WITH SAID LOT 3 N 00° 01'57" W, FOR A DISTANCE OF 89.35 FEET TO AN EXISTING 4"X4"

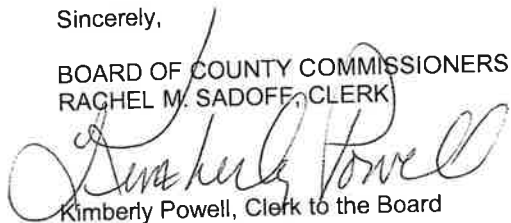
CONCRETE MONUMENT, THE NORTHWEST CORNER OF THE TRACT WHICH THIS IS A PART OF; THENCE WITH THE NORTH LINE OF SAID TRACT N 66°31' 52" E, FOR A DISTANCE OF 111.89 FEET TO A NEW 1/2" REBAR (PSM 6431) IN THE WEST LINE OF THE STATE OF FLORIDA TRACT 102 AS RECORDED IN OFFICIAL RECORDS BOOK 4521, PAGE 1806; THENCE S 01 ° 40'21" E WITH THE WEST LINE OF SAID TRACT 102, FOR A DISTANCE OF 88.16 FEET; THENCE S 66°28' 1 0" W, FOR A DISTANCE OF 114.70 FEET TO THE POINT OF BEGINNING.

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



Kimberly Powell, Clerk to the Board

/ds

Encls. (2)



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

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

January 16, 2026

MEMORANDUM

TO: Recording

RE: Item F.2., Binding Development Plan with Michael S. Palo (25Z00029)

The Board of County Commissioners, in regular session on January 13, 2026, accepted and executed Binding Development Plan with Michael S. Palo (25Z00029), for:

PARCEL 1

BEING A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST, SAID PARCEL BEING A PORTION OF THE DONALD R. PALO AS TRUSTEE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2606, PAGE 272, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF THE STATE OF FLORIDA PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4521, PAGE 1804, TRACT 100, SAID CORNER LYING IN THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 5 (ALSO KNOWN AS U.S. HIGHWAY 1), PROCEED THENCE WITH SAID RIGHT OF WAY LINE N 23°17'18" W, FOR A DISTANCE OF 199.90 FEET TO A NEW 1/2" REBAR (PSM 6431) IN THE SOUTH LINE OF THE TRACT WHICH THIS IS A PART OF AND THE POINT OF BEGINNING; THENCE WITH SAID SOUTH LINE S 66°32'19" W, FOR A DISTANCE OF 675.42 FEET TO A NEW 1/2" REBAR IN THE WEST LINE OF GOVERNMENT LOT 4; THENCE WITH SAID LOT LINE N 00° 01'57" W, PASSING THROUGH THE NORTHWEST CORNER OF LOT 4 AND THE SOUTHWEST CORNER OF LOT 3 AT 54.60 FEET AND CONTINUING WITH THE WEST LINE OF GOVERNMENT LOT 3, A TOTAL DISTANCE OF 326.10 FEET; THENCE N 66°28'10" E, FOR A DISTANCE OF 114.70 FEET TO A POINT IN THE WEST LINE OF THE STATE OF FLORIDA PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4521 PAGE 1804, TRACT 102; THENCE WITH SAID WEST LINE S 01°40'21" E, FOR DISTANCE OF 107.75 FEET TO AN EXISTING 5/8" REBAR (FLORIDA DOT) THE SOUTHWEST CORNER OF TRACT 102; THENCE N 66°28'10" E WITH THE SOUTH LINE OF TRACT 102, FOR A DISTANCE OF 471.66 FEET TO A NEW 1/2" REBAR (PSM 6431) IN THE WEST RIGHT OF WAY LINE OF STATE ROAD NUMBER 5; THENCE WITH SAID RIGHT OF WAY LINE S 23°17'18" E, FOR A DISTANCE OF 199.88 FEET TO THE POINT OF BEGINNING.

PARCEL 2

BEING A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST, SAID PARCEL BEING A PORTION OF THE DONALD R. POLO AS TRUSTEE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2606, PAGE 272, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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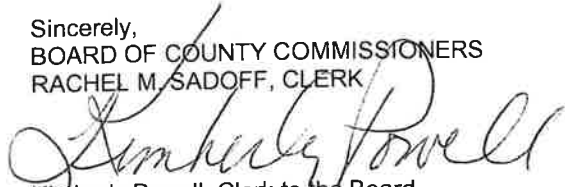
CONCRETE MONUMENT, THE NORTHWEST CORNER OF THE TRACT WHICH THIS IS A PART OF; THENCE WITH THE NORTH LINE OF SAID TRACT N 66°31 '52" E, FOR A DISTANCE OF 111.89 FEET TO A NEW 1/2" REBAR (PSM 6431) IN THE WEST LINE OF THE STATE OF FLORIDA TRACT 102 AS RECORDED IN OFFICIAL RECORDS BOOK 4521, PAGE 1806; THENCE S 01 ° 40'21" E WITH THE WEST LINE OF SAID TRACT 102, FOR A DISTANCE OF 88.16 FEET; THENCE S 66°28' 1 0" W, FOR A DISTANCE OF 114.70 FEET TO THE POINT OF BEGINNING.

Enclosed are original Binding Development Plan Agreement and Check No. 1052 for \$52.50.

**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



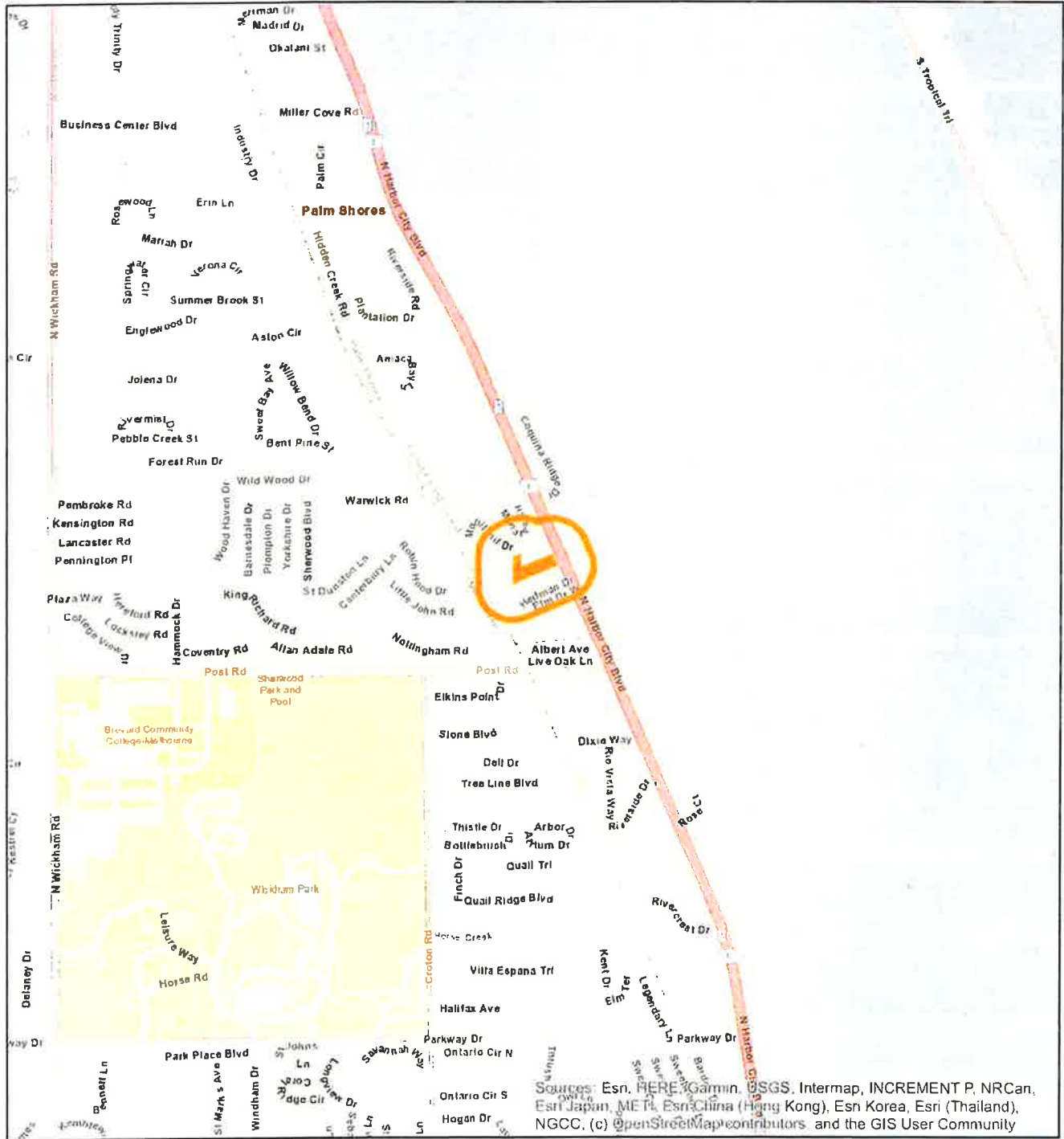
Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

# LOCATION MAP

PALO, MICHAEL S  
25Z00029



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





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

Buffer Distance: 500 feet

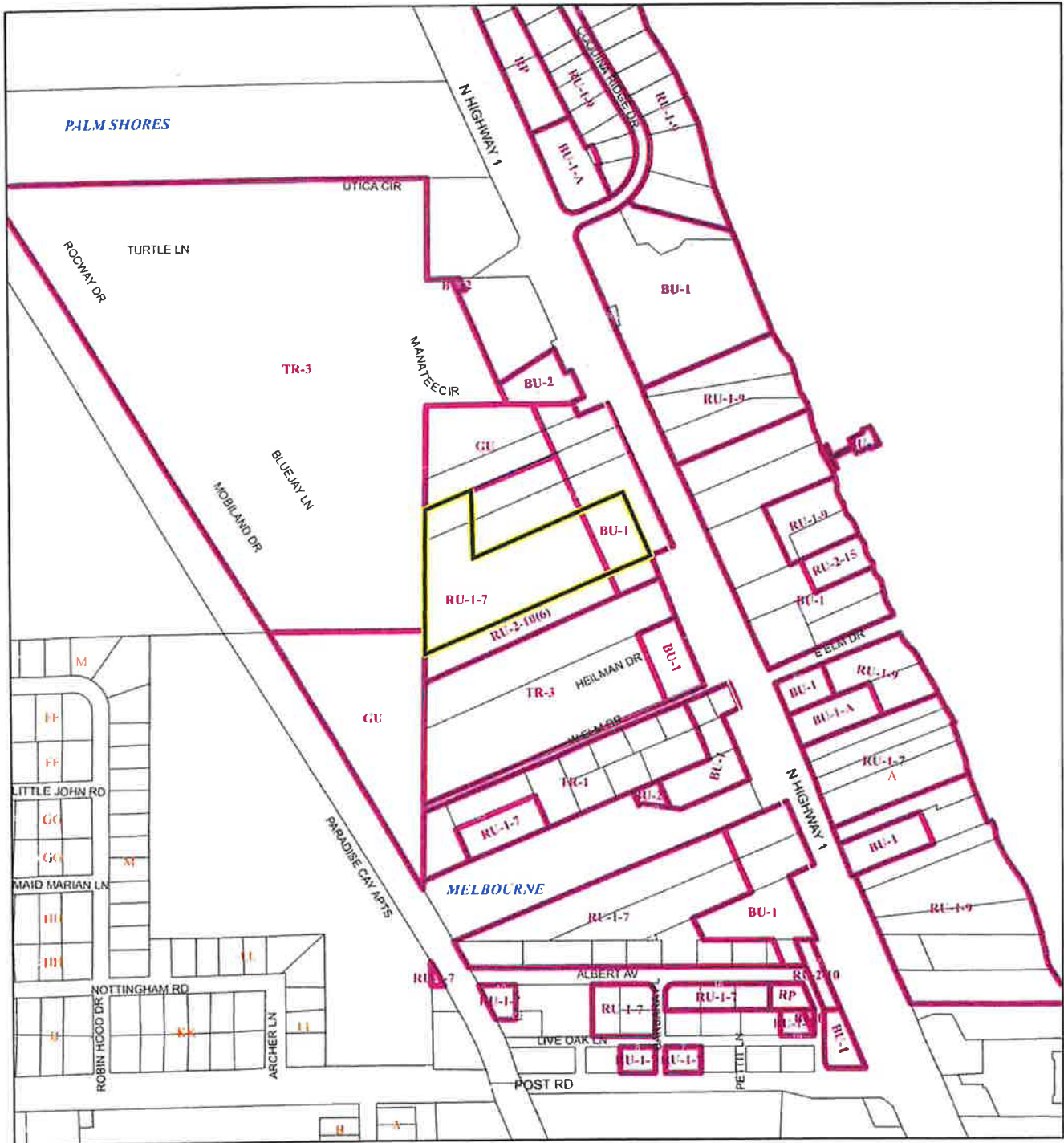
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 7/10/2025

-  Buffer
-  Subject Property

ZONING MAP

PALO, MICHAEL S  
25Z00029



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: 7/10/2025

- Subject Property
- - - Parcels
- █ Zoning



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Kimberly.Powell@brevardclerk.us

October 8, 2025

MEMORANDUM

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

RE: Board Actions on Planning and Zoning Board Recommendations

**This is to correct the memorandum dated October 3, 2025.** The Board of County Commissioners, in regular session on October 2, 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*  
for: Kimberly Powell, Clerk to the Board

/sj

Encl. (1)

cc: Alice Randall, Zoning  
County Attorney

## PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. **City Pointe Landfall LLC.** Adkinson/Goodson, with Delaney voting Nay, and with Altman absent. Continued the request for a Small-Scale Comprehensive Plan Amendment (24S.11), to change the Future Land Use designation from RES-1, RES-2, RES-4, and NC to CC and RES-4, to the November 6, 2025, Zoning meeting at 5:00 p.m. (24SS00009) (Tax Account 2411252).
- Item H.2. **City Pointe Landfall LLC.** Adkinson/Goodson, with Delaney voting Nay, and with Altman absent. Continued the request for a change in zoning classification from EU and RP with an existing BDP to PUD with the removal of existing BDP, to the November 6, 2025, Zoning meeting at 5:00 p.m. (24PUD00003) (Tax Account 2411252).
- Item H.3. **Michael S. Palo.** Adkinson/Delaney, with Altman absent. Adopted Ordinance No. 25-19, setting forth the thirteenth Small Scale Comprehensive Plan Amendment of 2025, (25S.13), to change the Future Land Use (FLU) designation from CC and RES-15 to all CC. (25SS00007) (Tax Accounts 2611657 and 2611658).
- Item H.4. **Michael S. Palo.** Delaney/Adkinson, with Altman absent. Approved the request for a change of zoning classification from BU-1 and RU-1-7 to BU-2 with a BDP, allowing all BU-1 uses and the only BU-2 use is contractor's, offices, plants and storage yards, and authorized for the deliveries being between 7:00 a.m. and 9:00 p.m. only. (25Z00029) (Tax Accounts 2611657 and 2611658).
- Item H.5. **Boniface and Company, Inc.** Adkinson/Goodson, with Altman absent. Approved the request for a change of zoning classification from BU-1 with a BSP to BU-1 with removal of a BSP. (25Z00020) (Tax Account 2800682).
- Item H.6. **5125 South LLC.** Goodson/Adkinson, with Altman absent. Denied the request for a CUP, for Alcoholic Beverages for on-premises consumption accessory to a bar and game hall in Suite #3, in BU-1 zoning classification. (25Z00021) (Tax Account 2512007).
- Item H.7. **Vincent Contino Goglia and Sherry Ann Goglia.** Adkinson/Delaney, with Altman absent. Approved the request of a CUP for an accessory structure, including a waiver of Section 62-1943.3(1) (requiring that the dock to be constructed must be owned and used by the owner of a residential lot or parcel located within 1,000 feet of the dock parcel). (25Z00026) (Tax Accounts 3008337 and 3008071).

- Item H.8. **The Viera Company.** Adkinson/Delaney, with Altman absent. Approved the request of a CUP for on-premises alcoholic beverage consumption. (25Z00032) (Tax Account part of 2631510).
- Item H.9. **Hope Episcopal Church, Inc.** Delaney/Adkinson, with Feltner voting Nay, and with Altman absent. Approved the request of a CUP for Wireless Telecommunication Facilities and Broadcast Towers, in a PUD zoning classification, subject to the conditions recommended by the County's consultant, CityScape, and its telecommunications site review dated August 18, 2023. (23Z00055) (Tax Account 2604194).
- Item H.10. **Staff Report.** Delaney/Adkinson, with Altman absent. Continued the Declaration by Florida Commerce of the Brevard Barrier Island Area Element and EAR-Based Amendments to the Brevard County Comprehensive Plan as Null and Void, to the October 14, 2025, Regular meeting at 5:00 p.m.